BILL GARRETT, Davidson County
Trans:T20130105724 DEEDWARR
Recvd: 12/19/13 11:14 2 pgs
Fees:13.00 Taxes:226.63

20131219-0128209

After recording return to:

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $61,250.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2013.

Notary Public
My commission expires: 11/22/14

04-1308-54849

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Arnold 3709 Folkstone Dr. Antioch TN 37013	Same as owner	150-04-0-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Lambert, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Arnold and Dorothy Arnold, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 34-A, on the Plan of Zone Lot Division, Lots 32 thru 36, Chelsea of Priest Lake, Section 1-A, of record in Book 6250, Page 35, which is a revsion of the plan for Chelsea of Priest Lake of record in Book 5200, Page 696, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Andrews by deed from Phyllis J. Towery, unmarried, dated October 21, 2005, recorded October 28, 2005, of record in Instrument No. 20051028-0130150, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer Lambert, a married woman by Quitclaim Deed from Jennifer Lambert fka Jennifer Andrews, a now married woman, dated February 21, 2011, recorded April 12, 2011, of record in Instrument No. 20110412-0028227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3709 Folkstone Dr., Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of December, 2013.

x _____
Jennifer Lambert

STATE OF North Carolina
COUNTY OF Alamance

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna, TN~~ Burlington, NC, this 13th day of December, 2013.

_____
Notary Public

My Commission expires: 4/14/14

